

- f. Improvements are made to the building's interior and exterior appearance. These improvements include the removal of loose boards, protruding nails, old sign frames, broken glass, and old paint.
- g. The machinery is installed in such a way as to limit the vibration and noise in the party walls of 304 11th Street, S.E., and 1103 E Street, S.E.

The Board concurs with most of the Society's recommendations.

CONCLUSIONS OF LAW AND OPINION:

The applicant is seeking a special exception pursuant to 11 DCMR 3108.1 to change an existing nonconforming use. To qualify for the exception, the applicant must show that the proposed use will meet the requirements of Section 2003, will be in harmony with the general purpose and intent of the Zoning Maps, and will not adversely affect the use of neighboring property.

On the basis of the foregoing Findings of Fact, the evidence of record and the conditions hereinafter imposed, the Board concludes that the applicant has satisfied all the requirements of Section 2003. The exception satisfies Sub-section 2003.1 because the proposed use is permitted as a matter-of-right in a C-1 District. The applicant has shown that the proposed use will neither directly nor indirectly harm the present character or future development of the surrounding area, but will serve the interests of neighboring residents by ensuring the responsible management of a neighborhood facility.

The Board also concludes that the proposed exception is consistent with the purpose and intent of the Zoning Regulations and Maps and will not adversely affect the lawful use of neighboring property. The Board concludes that past misuse of the property has adversely affected the neighborhood, but is convinced that the change in management facilitated by the exception will eliminate those problems. The Board has accorded to the ANC the "great weight" to which it is entitled. It is therefore ORDERED that the application is GRANTED, SUBJECT to the following CONDITIONS:

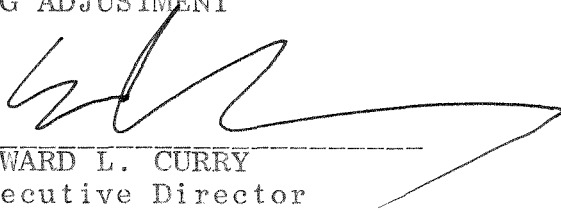
- 1. Approval shall be for a period of TWO YEARS.
- 2. The hours of operation shall not exceed from 7:00 A.M. to 9:00 P.M. daily.
- 3. An attendant shall be present on the premises at all times that the facility is in operation.

4. The dry cleaning pick-up and coin-operated laundry shall not be operated as two separate independent facilities. The floor plans of the premises shall be lain out so that there is an unimpeded view of the coin-operated laundry and the coin-operated laundry and the dry-cleaning pick-up operation.
5. Inflammable dry cleaning materials or material with toxic odors and fumes shall not be used at the premises.
6. The exterior and interior of the subject premises shall be maintained in a neat and orderly appearance and safe and clean condition at all times.
7. The applicant shall insure that the interior and exterior of the premises shall be monitored at all times the facility is in operation to prevent loitering or congregating of persons not patronizing the facility.

VOTE: 5-0 (Charles R. Norris, William F. McIntosh, Paula L. Jewell and Carrie L. Thornhill to grant; Elliott Carroll to grant by proxy).

BY ORDER OF THE D.C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


EDWARD L. CURRY
Executive Director

FINAL DATE OF ORDER: JUL 15 1988

UNDER 11 DCMR 3103.1, "NO DECISION OR ORDER OF THE BOARD SHALL TAKE EFFECT UNTIL TEN DAYS AFTER HAVING BECOME FINAL PURSUANT TO THE SUPPLEMENTAL RULES OF PRACTICE AND PROCEDURE BEFORE THE BOARD OF ZONING ADJUSTMENT."

THIS ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER, UNLESS WITHIN SUCH PERIOD AN APPLICATION FOR A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY IS FILED WITH THE DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS.